



4 Eden Drive, Bexhill-on-Sea, East
Sussex TN39 3RL



PROPERTY DESCRIPTION

CHAIN FREE. A bright and spacious two double bedroom, two reception detached bungalow situated in this highly sought after location just over a mile from Little Common Village. The accommodation comprises; entrance hall, bay fronted south facing lounge with sliding doors leading to a separate dining room, fitted kitchen, conservatory with utility cupboard, two double bedrooms and a family bathroom. Outside the property has a good sized frontage with off road parking which in turn leads to the garage and a sizable and secluded rear garden. EPC - D.

FEATURES

- Spacious Two Bedroom Detached 'Larkin' Bungalow
- Bay Fronted Lounge
- Separate Dining Room
- Good Size Secluded Rear Garden
- Garage
- Conservatory With Utility Cupboard
- No Onward Chain
- Highly Sought After Quiet Location
- Vacant Possession
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Double glazed door with side screen leading to enclosed entrance vestibule with further door leading to entrance hall with radiator, storage cupboard, cupboard housing hot water cylinder, hatch to loft space.

Living Room

16' 6" x 13' 5" (5.03m x 4.09m) With double glazed bay window having outlook to the front of the property with further double glazed window overlooking the side, feature fireplace with surround, TV point, telephone point, sliding glass doors leading to dining area.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m) Also accessed via the kitchen with radiator, double glazed window with outlook to the rear.

Kitchen

11' 4" x 10' 7" (3.45m x 3.23m) With a range of units comprising; single bowl sink unit with mixer tap and cupboard below, built-in and concealed dishwasher, space for gas cooker, further range of working surfaces with matching cupboards and drawers, extractor hood over, built in and concealed fridge and freezer, part tiling to walls, double glazed window with outlook to the rear with double glazed door leading onto rear sunroom.

Sun Room

With cupboard housing wall mounted Worcester boiler and space for tumble dryer with door leading onto garden.



Bedroom One

14' 6" x 11' 7" (4.42m x 3.53m) With double window having outlook over the rear of the property, radiator, further double glazed window having an outlook over the side.

Bedroom Two

14' 7" x 12' 0" (4.45m x 3.66m) With double window having an outlook over the front of the property, radiator, two built-in double wardrobes.

Bathroom

With two double glazed frosted glass windows, panelled bath with electric Mira shower over, low level WC, wash hand basin, two built-in storage cupboards.

Outside

To the rear of the property, the main principal area of garden are laid to lawn, being of a very good size, screened by fencing with mature shrubs and hedges, to the foot of the garden, there is also a timber shed, access down one side of the property leading to the front, courtesy door to the garage.

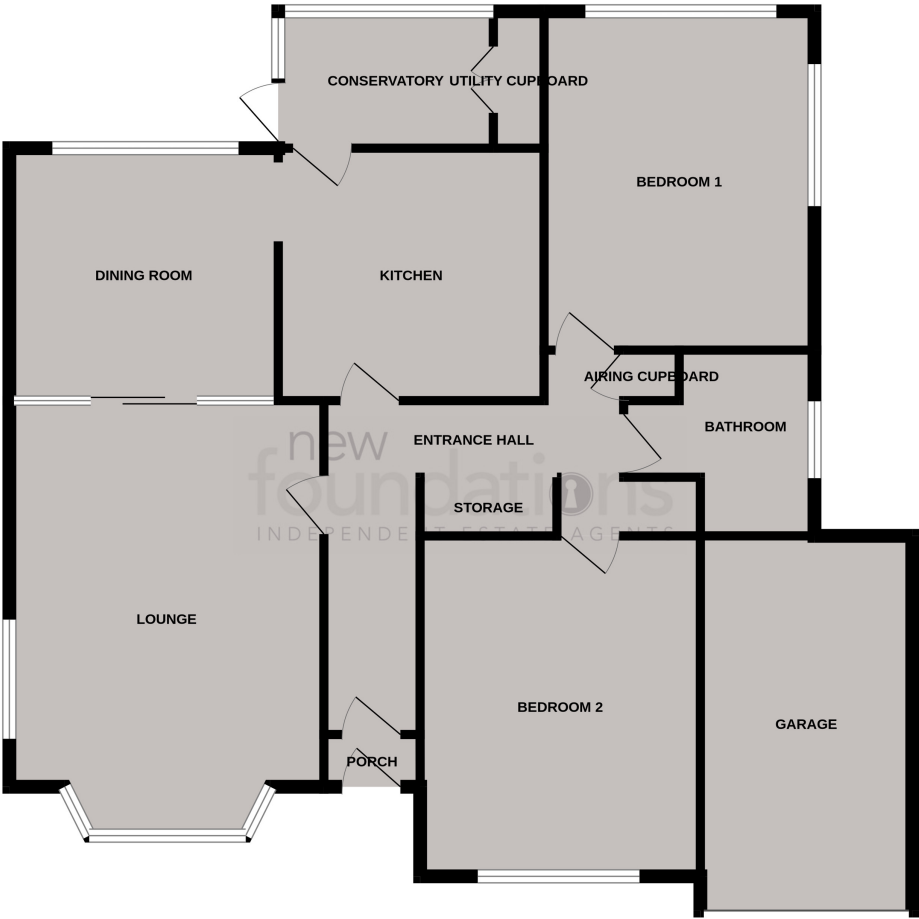
To the front of the property, the property is approached via a driveway leading up to the garage with an area of garden mainly laid to lawn.

Garage

With window to side with courtesy door to the rear, access via metal up and over door, housing fuse box and metres.

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	66	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	